

Planning Commission Staff Report

Date: June 15, 2017

Project: Crossroads IGA (Site Plan 2017-017)

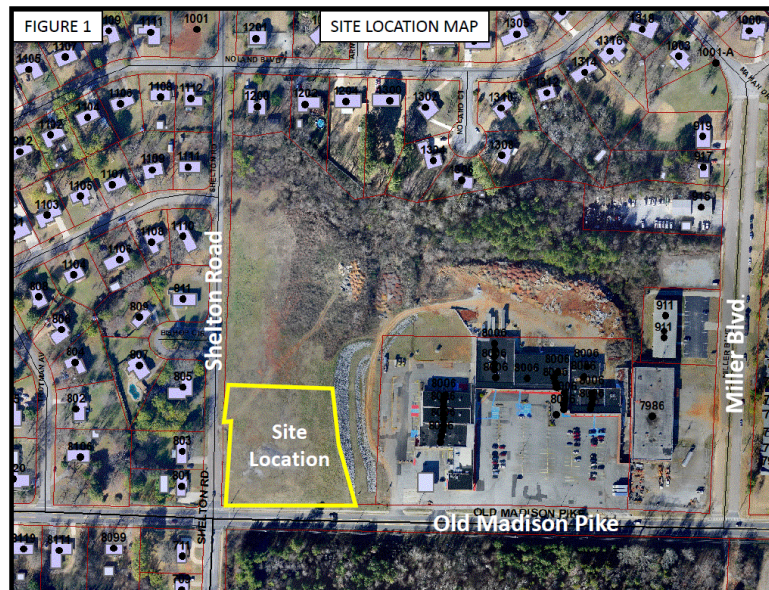
Applicant: Jr. Food Stores, Inc.

Property Owner: Colonnade Communities, LLC

Location: North of Old Madison Pike, East of Shelton Road

Request Summary

This is a request for a site plan for a 10,469 square foot commercial building on 2.01 acres. The applicant is requesting to substitute a 10 foot landscape buffer with 21 Nellie R. Stevens Hollies in lieu of the required 30 foot buffer along the north property line.



Recommendation

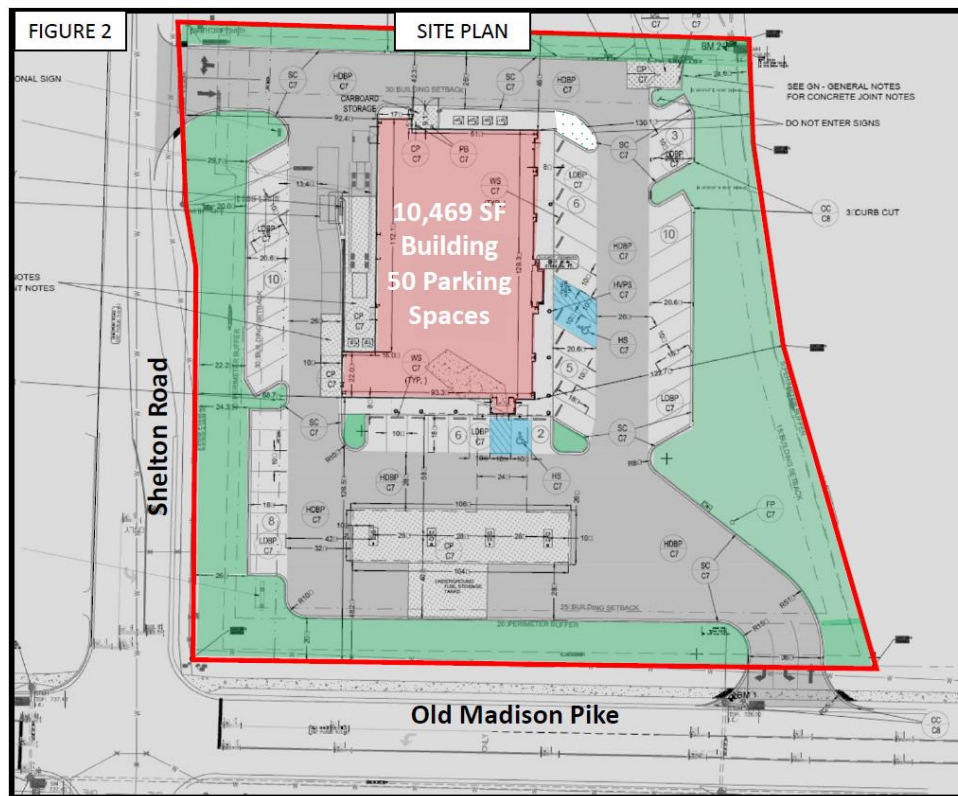
Motion to:

- A. "Approve substitution of a 10 foot landscape buffer with 21 Nellie R. Stevens Hollies."
- B. "Approve Crossroad IGA (SP2017 – 017) with contingencies."

Project Request

The proposed site plan consists of a 10,469 square foot building and fuel center on two acres. The building will include a Crossroads IGA (grocery store) and a quick serve restaurant with drive thru. The off-street parking facility will include 50 parking spaces. There is an existing five foot sidewalk along Old Madison Pike, and a new five foot sidewalk will be constructed along the east side of Shelton Road adjacent to the subject property.

The applicant has submitted a request to substitute the 30 foot landscape buffer required along the north property line between the B2 District and R2 District with a 10 foot landscape buffer and 21 Nellie R. Stevens Hollies planted five to six foot tall.



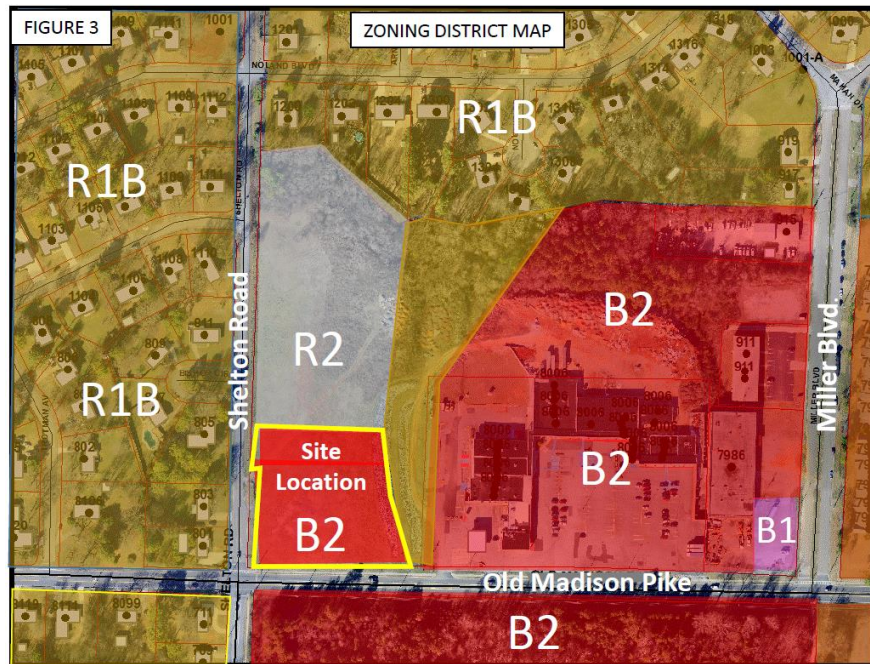
General Information

Background:

The subject property was created by a resubdivision of Shelton Hill Subdivision when approved by the Planning Commission in October of 2015. The property was rezoned from R2 (Medium Density Residential) to (B2 Community Business) on September 12, 2016.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RL (Residential Low Density)	B2 (Community Business District)	Vacant
North of Subject Property	RL	R2 (Medium Density Residential District)	Single-family Subdivision under construction
East of Subject Property	RL	R1B	Undeveloped & drainageway
South of Subject Property (Across Old Madison Pike)	C	B2	Undeveloped tract
West of Subject Property (Across Shelton Road)	RL	R1B	Single-family subdivision



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map specifies a land use designation of RL (Residential Low Density). The underlying zoning of B2 nor the proposed development are compatible with this land use designation.
2. Growth Plan
The subject property is within the Old Madison Pike Corridor KDA, which recommends the subject property, Miller Plaza and the surrounding parcels be redeveloped as mixed-use retail with office and/or residential. The subject property is part of a new subdivision

(Shelton Hill Subdivision), which provides seven infill lots for single-family detached dwellings and one commercial lot at the northeast corner of Old Madison Pike and Shelton Road. This is not strictly mixed use but does offer redevelopment of a formerly stagnant area with multiple uses.

3. Parks & Recreation Master Plan.

The PRMP Map shows a “Green Street” along Old Madison Pike in front of the subject lot. The required shade trees provided in the proposed landscape plan will provide a combination of eleven Trident Maples and Willow Oaks adjacent to Old Madison Pike and Shelton Road that will help provide the feel of a tree lined street.

Zoning & Subdivision Compliance:

Pursuant to Section 5-18-2 of the Zoning Ordinance, the Planning Commission is authorized to grant the substitution of the 30 foot landscape buffer with up to a five foot buffer and six foot privacy fence. The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

Local grocery and convenience stores like the one proposed allow for pedestrian travel and shorter vehicular trips from nearby residential areas, which benefits residents. The proposed project also represents new investment in an area of Madison that has not experienced any new commercial in recent years but has great potential. The site plan is compliant with all applicable regulations and staff recommends approval of the request.

Staff recommends approval of the substitution of the 30 foot landscape buffer with the proposed 10 foot buffer and 21 Nellie R. Stevens Hollies. The buffer exceeds the allowed five foot buffer, and the Nellie R. Stevens Hollies make an excellent screen between the residential and commercial lots. The residential lot adjoining the north property line of the subject property is currently vacant.

Attachments

1. Recommended Technical Review Committee Contingencies for the Crossroads IGA Store/ Site Plan.
2. Site Plan dated and received June 7, 2017.

Attachment No. 1

Recommended Technical Review Committee Contingencies
Crossroads IGA Site Plan

Planning Department

1. Sheet C2: Label the name and width of the existing sidewalk along Old Madison Pike.
2. A 30 ft. landscape buffer is required along the north property line adjacent to the R2 District. The applicant is requesting the substitution for the five foot buffer and six foot privacy fence.
3. Sheet L1: Provide Perimeter Landscape calculations including required number of trees and shrubs and number provided

Engineering Department

1. Provide proof of payment and receipt to ADEM.
2. Submit proof of payment to Madison County House Numbers.
3. Submit a summary of the 1.14" rainfall event in the drainage report. Show the difference in flow or volume.

Attachment No. 2

Site Plan

Crossroads IGA

Received June 7, 2017

(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

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